

FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701

MEETING SUMMARY

Wednesday September 21, 2011

1:00 P.M.

1. **MINUTES**

APPROVAL

None

2. **PLANNING COMMISSION COMMENTS**

INFORMATIONAL

None

3. **AGENCY COMMENTS/AGENDA BRIEFING**

INFORMATIONAL

None

4. **SITE PLAN**

APPROVAL

- a) [Villages of Urbana-Phase II Revision](#) – The applicant is requesting a revision of their approved Phase II Plan for the Villages of Urbana PUD. Proposed changes to sections M-1 and M-22b will modify dwelling unit density and type while maintaining the previously approved overall number of dwellings. The subject site is 102.5 acres in size and is located north of the intersection of Urbana Pike (MD 355) and Fingerboard Rd (MD 80). Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 67.
S1065, A/P11948, *Denis Superczynski*

Decision: On a motion from Ms. Wolfe, 2nd by Ms. Forrence, the Planning Commission approved the application in accordance with Staff's findings and recommendation and the minutes of the discussion including acceptance of the change to recommendation item (2) via resolution which states:

2. Applicant should add a note regarding sewer conveyance options in sections M-22 per DUSWM comments.

Yea 6 Nay 1 (Lawrence) Abstain 0 Absent 0

- b) [Villages of Urbana M1-C](#) – The applicant is requesting Combined Preliminary Plan/Site Plan approval of Section M-1C of the Villages of Urbana PUD. The plan proposes 17 townhouse units to be built on 1.30 acres located on the north side of Worthington Blvd at Sprigg Street. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 249.
S1065, A/P 11963, *Denis Superczynski*

Decision: On a motion from Mr. White, 2nd by Ms. Wolfe, the Planning Commission approved the application in accordance with Staff's findings and recommendation and the minutes of the discussion.

Yea 7 Nay 0 Abstain 0 Absent 0

- c) [Villages of Urbana M1-D & M1-E](#) – The applicant is requesting Combined Preliminary Plan/Site Plan approval of Sections M-1D and M1-E of the Villages of Urbana PUD. The plan proposes 155 townhouse units to be built on 11.05 acres located on the south side of Worthington Blvd between Sprigg Street and Lew Wallace Street. Zoned: Planned Unit Development (PUD) in the Urbana Planning Region. Tax Map 96 / Parcel 249.
S1065, A/P 11959, *Denis Superczynski*

Decision: Mr. White made a motion, 2nd by Ms. Forrence, to approve the application in accordance with Staff's findings and recommendation and the minutes of the discussion.

Mr. Lawrence requested an amendment to the motion to include the condition that the parking shall be determined based upon the completion of the northern terminus of Worthington Blvd. and MD Rt. 355, at which time parking will then be allowed on Urbana Pike.

The Amendment was accepted by Mr. White, 2nd by Ms. Forrence.

Yea 7 Nay 0 Abstain 0 Absent 0

5. TEXT AMENDMENT- PUBLIC HEARING

RECOMMENDATION

- a) [Priority 2 Zoning Ordinance Text Amendments \(ZT-11-02 through ZT-11-13\)](#) – Public hearings will be held regarding the proposed text amendments. The text amendments are intended to increase maximum storage capacity of petroleum product storage in the LI and GI zoning districts; return the Planned Development Residential and Planned Development Employment terminology to Planned Unit Development and Mixed Use Development; amend the Priority Preservation Area provisions within the Open Space Recreation floating zone; permit limited accessory apartments as an accessory use and accessory apartments through site development plan review; permit temporary mobile homes as an accessory use; permit animal hospital or veterinary clinic in the General Commercial zoning district through site development plan review; permit automobile repair or service shop in the Limited Industrial district through site development plan review; provide consistency in permitted signage for places of worship and other commercial and industrial land uses in commercial and industrial districts; increase the permitted signage for lots with buildings facing multiple public streets; increase flexibility of outside storage requirements within the Limited Industrial and General Industrial zoning districts; Increase the permitted square footage devoted to product sales for limited roadside stands; and remove the Highway Service zoning district from the zoning ordinance. *Shawna Lemonds*

ZT-11-02 LI/GI Industrial Standards

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to not pass Zoning Text Amendment ZT-11-02.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-03 Return PDR/PDE Terminology back to MXD/PUD

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-03 to return the MXD/PUD terminology.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-04 Land Use Restrictions within the Priority Preservation Areas (PPA)

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-04, with regard to Land Use Restrictions within the Priority Preservation Areas (PPA).

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-05 Accessory Apartments

Decision: On a motion from Mr. Lawrence, 2nd by Mr. White, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-05.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-06 Temporary Mobile Homes

Decision: On a motion from Mr. Lawrence, 2nd by Mr. White, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-06.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-07 Animal Hospital or Veterinary Clinic in GC

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-07.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-08 Automobile Repair or Service Shop in LI

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-08.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-09 Sign Calculation Use vs. Zoning District

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-09.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-10 Sign Calculation for Multiple Lot Frontage

Decision: On a motion from Mr. White, 2nd by Mr. Floyd, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-10.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

ZT-11-11 Outdoor Storage in the LI and GI

Decision: On a motion from Mr. White, 2nd by Mr. Floyd, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-11.

Yea 5 Nay 1 (Forrence) Abstain 0 Absent 1 (Shreve)

ZT-11-12 Limited Roadside Stand

Decision: Mr. Lawrence made a motion, 2nd by Ms. Wolfe, recommending to the BoCC to pass Zoning Text Amendment ZT-11-12.

**Yea 3 Nay 3 (Forrence, McClurkin, White) Abstain 0 Absent 1 (Shreve)
Motion Failed**

Decision: Mr. White made a motion, 2nd by Ms. Forrence, the recommendation to not pass Zoning Text amendment ZT-11-012, with the recommendation to limit the size to 750 sq. ft.

**Yea 3 Nay 3 (Floyd, Lawrence, Wolfe) Abstain 0 Absent 1 (Shreve)
Motion Failed**

ZT-11-12 will be forwarded to the BoCC without a recommendation from the FcPc.

ZT-11-13 Highway Service Zoning District

Decision: On a motion from Mr. White, 2nd by Ms. Forrence, the Planning Commission made a recommendation to the BoCC to pass Zoning Text Amendment ZT-11-13.

Yea 6 Nay 0 Abstain 0 Absent 1 (Shreve)

Non-Governmental Utilities

This item has been removed as part of the Priority 2 Zoning Text Amendment and will be considered under a separate Text Amendment process.